



## Staff Summary Report

City Council Meeting Date: 07/10/03

Agenda Item Number: 61

**SUBJECT:** This is the second public hearing for Crossroads of Tempe for an Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 located at 325 West Elliot Road.

**DOCUMENT NAME:** 20030710dsd2k09

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold the second public hearing for **CROSSROADS OF TEMPE** (David J. Glimcher, property owner) #SGF-2003.36 for an Amended General Plan of Development consisting of 140,763 s.f. retail/office/restaurant, all on 15.3 net acres (Lots 1, 2, 3, and 4) and a Final Plan of Development for Lots 2 and 3 consisting of 24,382 s.f. of retail/restaurant space on 3.83 net acres, located at 325 West Elliot Road, including the following:

q-j

Use Permit:

Allow outdoor dining in the PCC-1 Zoning District for lots 2 and 3 of Crossroads of Tempe.

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner II (480-350-8438)

**REVIEWED BY:** Steve Venker, Planning & Zoning Manager (480-350-8920)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Approval, subject to conditions

**ADDITIONAL INFO:** This proposal is for a 2<sup>nd</sup> Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 for Crossroads of Tempe consisting of 24,382 s.f. of retail and restaurant space located at the southeast corner of Kyrene and Elliot Roads. The applicant wishes to develop two (2) single story retail/restaurant buildings one of 12,402 s.f. and one of 11,980 s.f. on 3.83 net acres. Also requested is a use permit for outdoor dining. The General Plan of Development designated these lots for retail land use. This proposal appears to be consistent with previously recorded development plans. During the May 13, 2003 Planning Commission public hearing, three neighbors expressed concerns indicating that they did not have a chance to discuss this proposal with the applicant. The applicant agreed with the neighbors and requested a continuance until May 27, 2003 to allow time to meet with the Alisanos Neighborhood Association. A neighborhood meeting was held on May 19, 2003. At that meeting, the owner agreed to modify and add conditions of approval. Staff supports this request subject to conditions. **Note: On May 27, 2003, Planning Commission approved this request. City Council held their first public hearing on June 19, 2003.**

**ATTACHMENTS:** 1. List of Attachments  
2. Comments / Reasons for Approval  
3-4. Conditions of Approval  
5. History & Facts / Description

- A. Location Map
- B. Plan of Development
- C. Elevations
- D. Floor Plan
- E. Landscape Plan
- F. Letter of Explanation/Intent
- G. Previously Approved Plan

**COMMENTS:** On November 18, 1999, City Council approved an Amended General Plan of Development for a total of 152,481 s.f. , a Final Plan of Development for a 94,781 s.f. office complex (Lot 1) and a Final Subdivision Plat for 4 lots on 15.3 net acres.

The 15-acre vacant site is located at the southeast corner of Elliot and Kyrene Roads, next to the existing Alisano's residential subdivision. The proposed plan is similar to the General Plan of Development approved in 1999, with the exception of building footprints and site layout for Lots 2 and 3.

Now the applicant is requesting a 2<sup>nd</sup> Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 for Crossroads of Tempe consisting of 24,382 s.f. of retail and restaurant space. The applicant wishes to develop two (2) single story retail/restaurant buildings, one of 12,402 s.f. and one of 11,980 s.f. on 3.8 net acres. The proposed changes include new site layouts that contain retail centers with sufficient parking to accommodate some restaurant use in each building. Also requested is a use permit for outdoor dining.

The General Plan of Development designated these lots for retail land use. The proposed plan appears to meet zoning ordinance requirements for parking, landscaping, building setbacks and building height. Even with the changes to the building footprints and site layout on Lots 2 and 3, this proposal appears to contain the same concept with the previously recorded development plans.

#### **Parking**

The required number of parking spaces for Lot 2 is 136 and the parking provided is 132 spaces. Since Lot 3 is adjacent to the east of Lot 2 and exceeds the number of parking spaces by 15, Lot 3 will share (through a parking affidavit) 4 parking spaces to Lot 2. A parking variance for Lot 2 is not necessary since the two lots are contiguous.

#### **Public Input**

During the May 13, 2003 Planning Commission public hearing, three neighbors expressed concerns indicating that they did not have a chance to discuss this proposal with the applicant. The applicant agreed with the neighbors and requested a continuance to May 27, 2003 to allow time to meet with the Alisanos Neighborhood Association. A neighborhood meeting was held on May 19, 2003. At that meeting, the owner agreed to modify and add conditions of approval. Staff supports this request subject to conditions.

#### **REASON(S) FOR**

#### **APPROVAL:**

1. The proposed Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 for Crossroads of Tempe appear to function efficiently and should not create any detrimental effects to the adjacent properties/neighbors.
2. The proposed use permit for outdoor dining appears to be appropriate for the area and should have no detrimental effects on adjacent properties/neighbors.

**CONDITION(S)  
OF APPROVAL:**

1.
  - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - b. Off-site improvements to bring roadways to current standards include:
    - (1) Water lines and fire hydrants
    - (2) Sewer lines
    - (3) Storm drains.
    - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
  - c. Fees to be paid with the development of this project include:
    - (1) Water and sewer development fees.
    - (2) Water and/or sewer participation charges.
    - (3) Inspection and testing fees.
  - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
  - a. All street dedications shall be made within six (6) months of Council approval.
  - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced **on or before July 10, 2004** or the use permit(s) shall be deemed null and void.
6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
8. This proposal shall be approved by the Design Review Board prior to City Council approval.

9. The Amended General Plan of Development and the Final Plan of Development for Lots 2 & 3 of Crossroads of Tempe must be modified to reflect adequate parking on Lots 2 & 3 or a parking covenant agreement between Lots 2 & 3 shall be filed with the Development Services Department. Details of the parking covenant to be resolved with Building Safety staff prior to recordation.
10. The Amended General Plan of Development and the Final Plan of Development for Lots 2 & 3 of Crossroads of Tempe shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
11. The Amended General Plan of Development and the Final Plan of Development for Lots 2 & 3 of Crossroads of Tempe shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before July 10, 2004**. Failure to record the plan within one year of Council approval shall make the plan null and void.
12. There shall be no outdoor music or speakers on the site.
13. Any outdoor dining area shall be screened on its southern boundary by a solid wall not to exceed eight feet in height. For the suite on the far west side of the building located on Lot #2, this screening wall shall extend to the southwestern corner of the patio, or approximately 19 feet.
14. For the suite on the far west side of Lot #2, access to any outdoor patio area shall be restricted so that it is through the restaurant only, except for any exits required by applicable building codes.
15. All deliveries shall be made Monday through Saturday between the hours of 8:00 a.m. and 5:00 p.m. and all trash removal from the site shall conform to City of Tempe trash removal schedule.

**HISTORY & FACTS:**July 11, 1974

This parcel was annexed into the City as AG, Agricultural District.

March 19, 1992

General Plan 2000 was amended to change this parcel from industrial to commercial.

December 8, 1998

The Planning Commission, as part of their consent agenda (7-0 vote) approved the zoning change from AG to PCC-1 and a General Plan of Development for the garden office project, subject to conditions.

January 14, 1999

During the first Council public hearing for this application, no public input was received.

January 28, 1999

Council approved the General Plan of Development for Elliot and Kyrene Business Park (currently called the Crossroads).

February 3, 1999

The Design Review Board approved building elevations, site plan, landscape plan and building materials for Office A and Office B of Elliot and Kyrene Business Park (Lot 1 of the current Crossroads Development).

February 4, 1999

Council approved a Preliminary Subdivision Plat for 4 lots for Elliot and Kyrene Business Park (currently called the Crossroads).

November 18, 1999

City Council approved an Amended General Plan of Development for a total of 152,481 s.f., a Final Plan of Development for a 94,781 s.f. office complex (Lot 1) and a Final Subdivision Plat for 4 lots on 15.3 net acres.

May 13, 2003

Planning Commission continued this request until May 27, 2003. It was the applicant's request to allow time to meet with the Alisanos Neighborhood Association.

May 27, 2003

Planning Commission approved an Amended General Plan of Development consisting of 140,763 s.f. retail/office/restaurant, all on 15.3 net acres (Lots 1, 2, 3, and 4) and a Final Plan of Development for Lots 2 and 3 consisting of 24,382 s.f. of retail/restaurant space, including a use permit on 3.83 net acres by a 6-0 vote.

June 19, 2003

City Council held their first public hearing for this request.

**DESCRIPTION:** Owner – Glimcher Ventures Southwest, David J. Glimcher

Applicant – Archicon L.C., Tim Rasnake

Architect - Archicon L.C., Vincent Dalke

Existing zoning – PCC-1

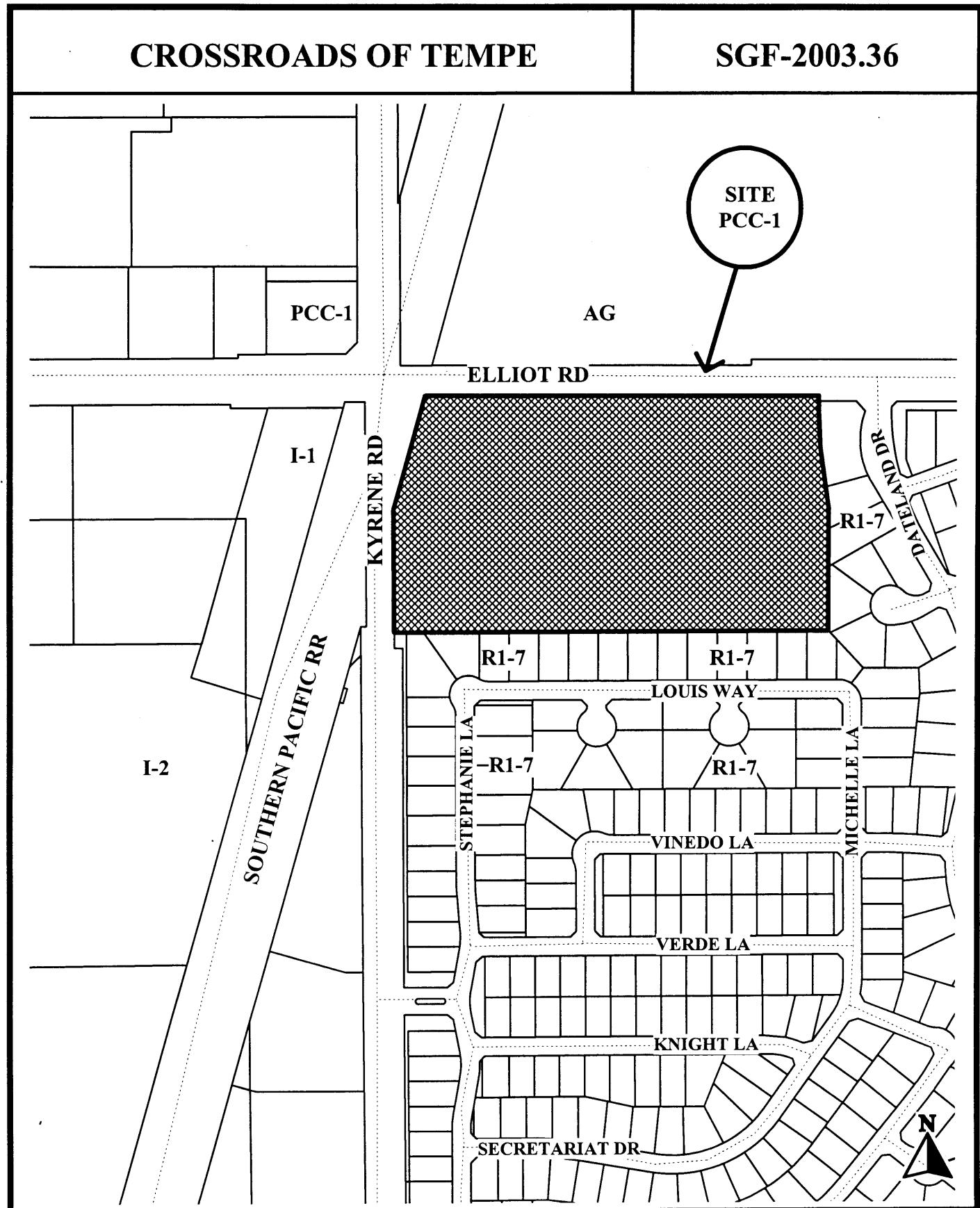
Total site area – 15.3 net acres

Total building area – 140,763 s.f.

	<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Lot 4</u>
Site Area –	9.30 acres	1.83 acres	2.07 acres	2.09 acres
Building Area –	94,781 s.f.	12,402 s.f.	11,980 s.f.	21,600 s.f.
Lot coverage –	23.39%	16.20%	12.80%	23.63%
Landscape coverage –	20%	34%	27%	24%
Building height –	25'6"	28'	28'	25'6"
Parking required –	380 spaces	136 spaces	118 spaces	86 spaces
Total Parking provided –	460 spaces	132 spaces	133 spaces	86 spaces
Bicycle parking required –	38 spaces	10 spaces	10 spaces	9 spaces
Bicycle parking provided –	42 spaces	10 spaces	10 spaces	10 spaces

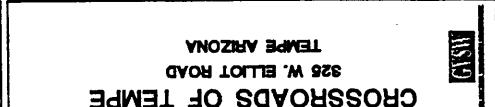
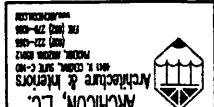
## CROSSROADS OF TEMPE

SGF-2003.36



Location

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**GENERAL PLAN OF DEVELOPMENT AND  
AMENDED FINAL PLAN OF DEVELOPMENT  
FOR LOT 2 AND 3  
CROSS ROADS OF TEMPE**

**SEC OF KYRENE & ELLIOT ROAD  
TEMPE, ARIZONA**

OWNERSHIP

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.  
BY: \_\_\_\_\_  
BY: \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
1997.  
BY: \_\_\_\_\_ NOTARY PUBLIC

## ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT IS ACKNOWLEDGED BEFORE ME THIS—DAY  
OF 2003, BY AS—AN. AS  
OWNER OF GLANCER VENTURES SOUTHWEST, —— AS  
BY:

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
1997.  
BY: \_\_\_\_\_

## APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, AS A GENERAL PLAN OF DEVELOPMENT.

BY: \_\_\_\_\_ CITY ENGINEER APPROVED BY THE CITY PLANNING DEPARTMENT OF THE CITY OF TEMPE, ARIZONA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, AS A GENERAL PLAN OF DEVELOPMENT.

BY: \_\_\_\_\_ CITY ENGINEER APPROVED BY THE CITY PLANNING DEPARTMENT OF THE CITY OF TEMPE, ARIZONA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, AS A GENERAL PLAN OF DEVELOPMENT.

BY: \_\_\_\_\_ CITY ENGINEER APPROVED BY THE CITY PLANNING DEPARTMENT OF THE CITY OF TEMPE, ARIZONA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, AS A GENERAL PLAN OF DEVELOPMENT.

FLOOD ZONE

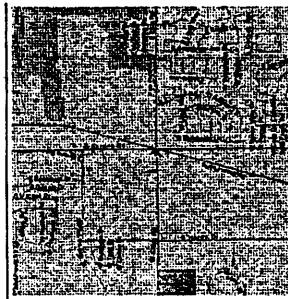
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FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. D0013C-PAGE  
DATED SEPTEMBER 30, 1985.

ANSWER  
KEY

**(12) LEGAL DESCRIPTION**

1. PROBLEMA  
2. SOLUCION  
3. DISCUSSION  
4. CONCLUSIONES

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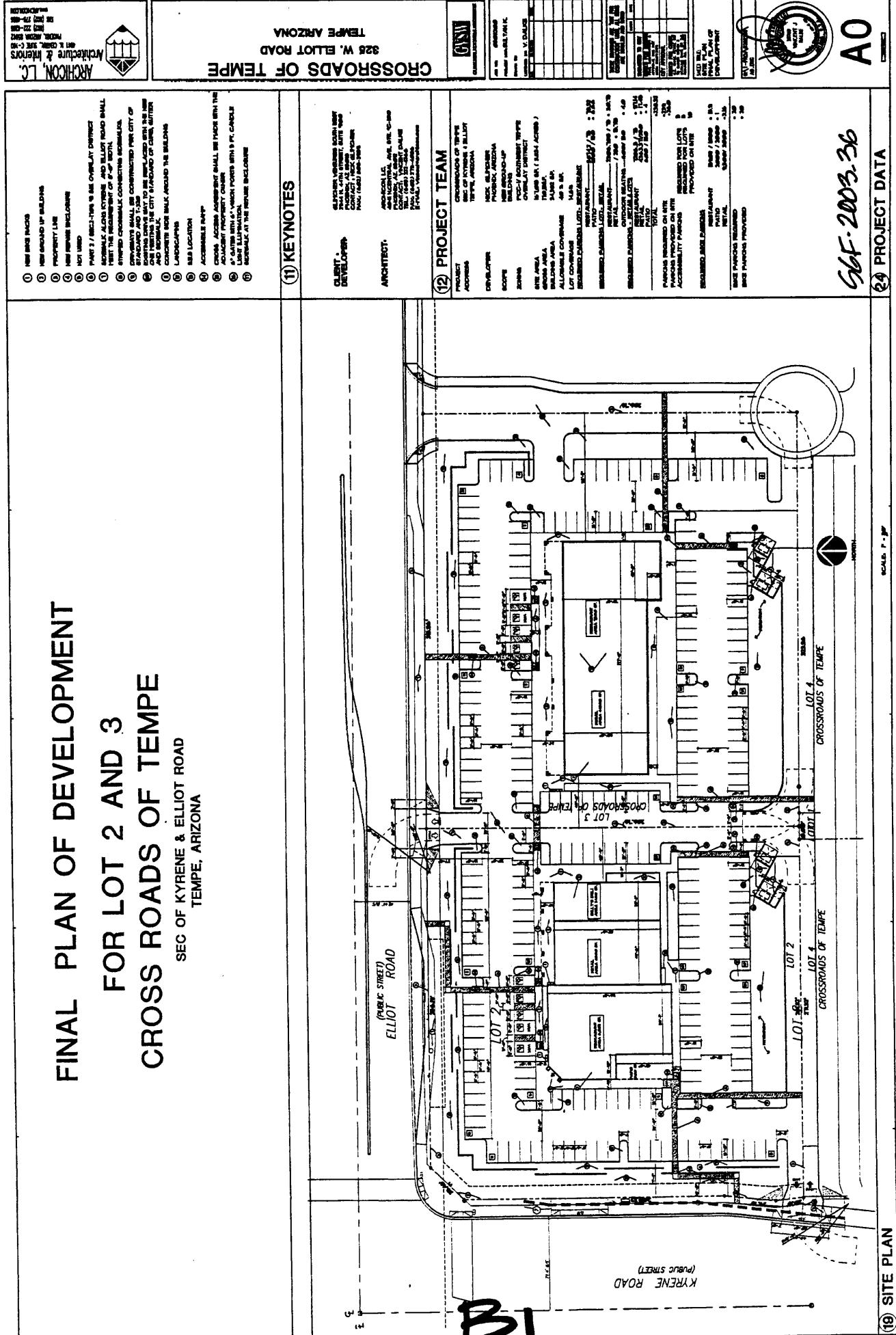
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**FINAL PLAN OF DEVELOPMENT  
FOR LOT 2 AND 3  
CROSS ROADS OF TEMPE**

**SEC OF KYRENE & ELLIOT ROAD  
TEMPE, ARIZONA**



**(18) SITE PLAN**

665-2003.36

AO

APR 21 2003



**CROSSROADS OF TEMPE**  
325 W. ELLIOT ROAD  
TEMPE ARIZONA

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AT CAMPERS AND TOURERS ALPINEUM STORES  
STANDARD ROOF TOP HVAC UNITS

(18) SOUTH ELEVATION

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APR 21 2003

This detailed architectural floor plan illustrates a large building complex, likely a residence or institutional building, featuring multiple wings, courtyards, and various rooms. Key features include:

- A central rectangular wing with a gabled roof and a prominent entrance.
- Two side wings extending from the center, each containing several rooms and a staircase.
- A long, narrow wing running along the right side of the complex.
- Two smaller, single-story structures located at the bottom left and bottom right.
- Multiple courtyards and open areas, some with decorative patterns.
- Extensive internal room divisions, including many smaller chambers and larger halls.
- Various types of doorways and windows throughout the structure.

The plan uses fine lines and cross-hatching to represent different materials and structural elements.

## ① NORTH ELEVATION

A detailed technical cross-section diagram of a building's foundation and wall structure. The diagram shows a vertical wall on the left with a thick base. A horizontal line extends from the top of the wall through a series of rectangular openings, likely representing windows or doors. To the right of the wall, there is a large, irregularly shaped area filled with diagonal hatching, representing earth or backfill. This area is bounded by several vertical lines and contains several small circular features, possibly bolts or anchors. The entire structure is surrounded by a thin line, indicating the perimeter of the foundation or wall.

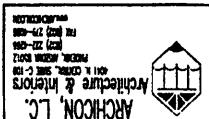
**(7) WEST ELEVATION**

**(10) EAST ELEVATION**

A detailed technical cross-section diagram of a concrete wall section. The diagram shows a vertical wall with various components. On the left, there is a thick horizontal layer with a grid pattern, likely representing a reinforcement mesh. Above this, a thin layer is shown with a small circular opening. To the right of the main wall, there is a vertical column or pier. The diagram uses different hatching patterns to distinguish between different materials and layers. Various points along the wall are marked with small circles, possibly indicating locations for further analysis or construction details.

A technical line drawing of a rectangular metal frame structure. The top edge features a decorative scroll-shaped cap. The front face has a central vertical panel with horizontal lines and a small rectangular cutout near the bottom. The left side shows a vertical support with a horizontal bracket. The right side has two vertical supports with diagonal cross-braces. The bottom edge is a solid horizontal line. Various points on the frame are labeled with letters: A at the top left corner, B at the top right corner, C at the bottom left corner, D at the bottom right corner, E on the top edge near the center, F on the left vertical support, G on the right vertical support, H on the rightmost diagonal brace, I on the rightmost horizontal line, J on the bottom edge near the center, K on the leftmost diagonal brace, and L on the leftmost horizontal line.

AT CAMPERS AND TOURERS ALPINEUM STORES  
STANDARD ROOF TOP HVAC UNITS



**CROSSROADS OF TEMPE**  
325 W. ELLIOT ROAD

TEMPE ARIZONA

TEMPE ARIZONA

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Scat: 2003.36

(19) SOUTH ELEVATION

**(10) EAST ELEVATION**

**(7) WEST ELEVATION**

**(1) NORTH ELEVATION**

An architectural floor plan showing a large building complex. The plan includes several sections: a central section with a double-height atrium, a long corridor on the left, and a series of rooms along the right side. Labels indicate specific rooms such as '1-100' at the top, '1-200' on the left, '1-300' on the right, '1-400' at the bottom right, and '1-500' at the bottom left. The drawing uses hatching and cross-hatching to differentiate between different parts of the building.

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**(1) NORTH ELEVATION**

This architectural floor plan illustrates a multi-story building's layout. The plan includes several rectangular rooms of varying sizes, some with internal partitions. A prominent feature is a central vertical space, likely an atrium or a series of connected rooms, which is flanked by a staircase on the right side. The entire plan is enclosed within a rectangular boundary, representing the building's footprint.

348

This architectural floor plan illustrates a vertical cross-section of a building. On the left, there is a large room with a hatched pattern. To its right is a narrow corridor with several doors. Further along the corridor, there is a room with a grid-like pattern. The plan also shows a staircase and some smaller, unlabeled spaces.

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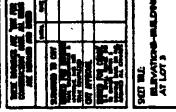
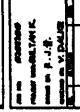
This architectural floor plan illustrates a vertical cross-section of a building. The plan includes several rooms, a central staircase, and exterior views. Key features include:

- Rooms:** A large room at the top, a central room with a double door, a room with a hatched pattern, a room with a single door, and a room with a double door at the bottom.
- Staircase:** A central staircase with a landing.
- Exterior:** The plan shows exterior walls, windows, and a small entrance area at the bottom left.
- Dimensions:** Vertical dimensions are indicated as 12'0" and 12'6" along the right side. A horizontal dimension of 20'-0" is shown at the bottom left.

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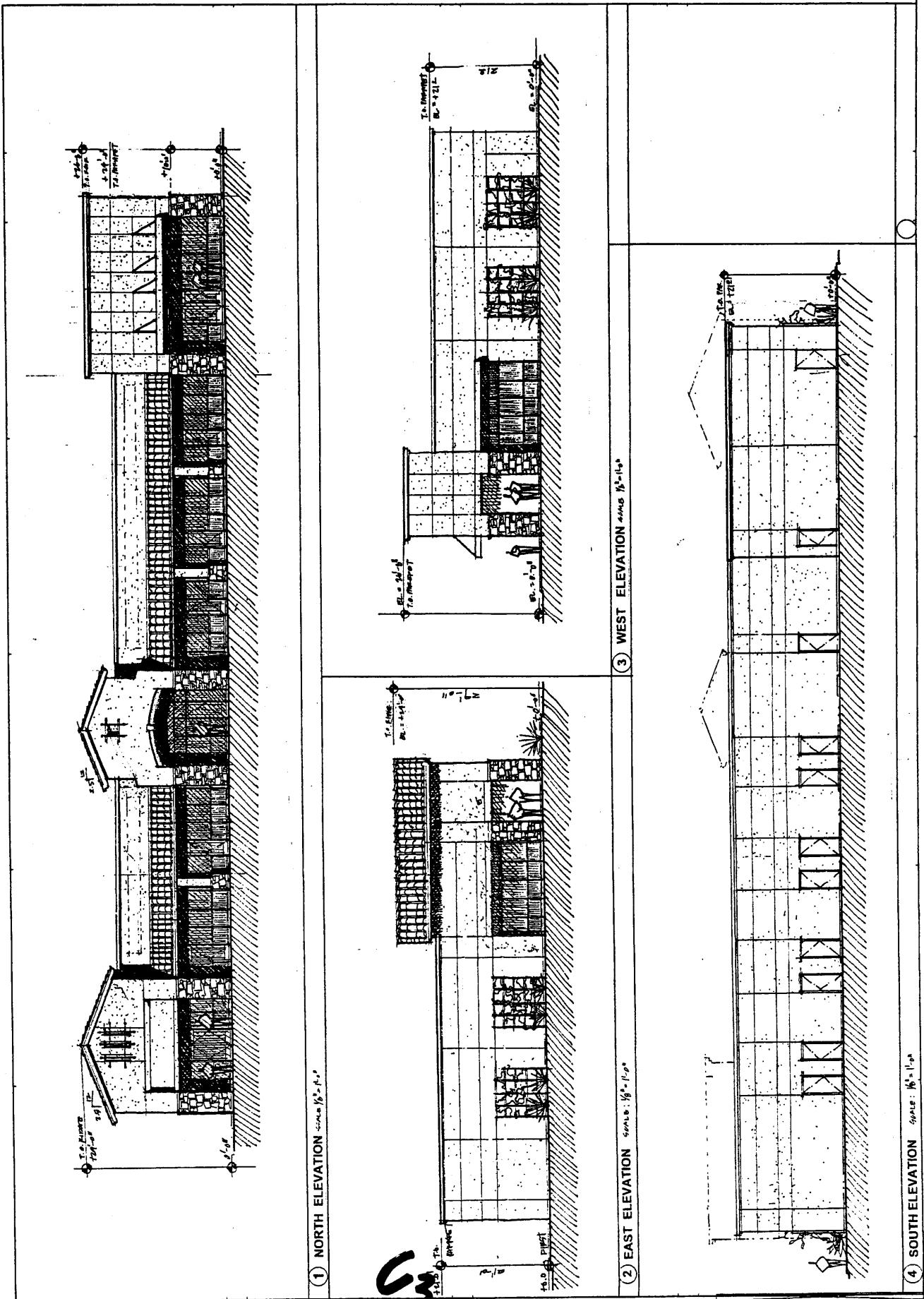


CROSSROADS OF TEMPE  
328 W. ELLIOT ROAD  
TEMPE ARIZONA



A-3.1

EF. 2003.36



APR 2 2003



ON, L.C.

CROSSROADS OF TEMPE  
325 W. ELLIOTT ROAD  
TEMPE ARIZONA

TEMPE ARIZONA

325 W. ELLIOT ROAD

CHAPTERS OF ELEMENT



SEARCHED  
INDEXED  
SERIALIZED  
FILED  
APR 16 1968  
FBI - NEW YORK  
CHIEF, DIV. OF VALUABLES

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24 NOT USED

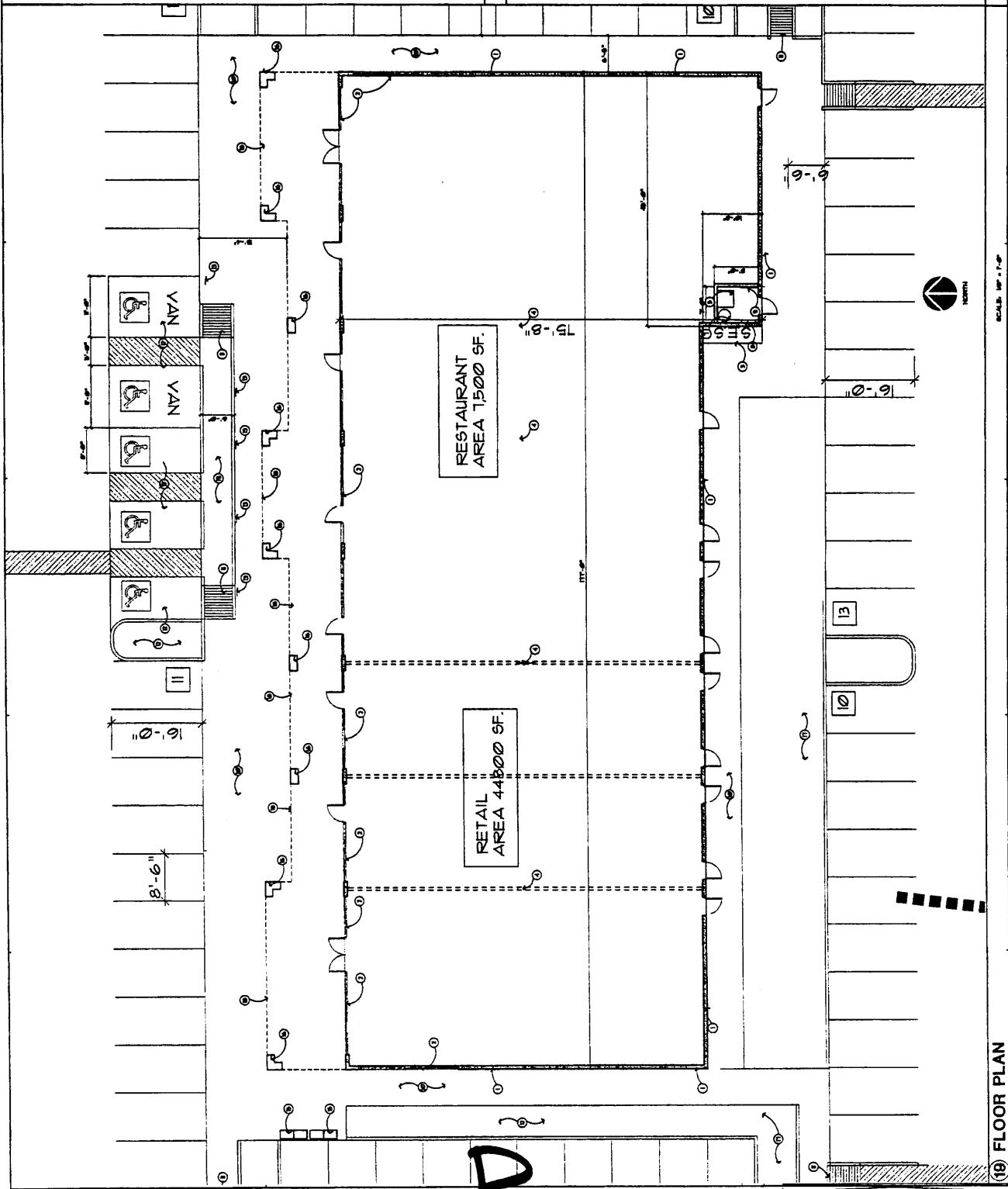
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① EXTERIOR CHA BELL	② ALUMINUM PROTRUSION	③ STEEL COLUMNS	④ DOOR HATCH AND LADDER	⑤ POSSIBLY DORMANT WALL LOCATIONS
⑥ GND LOCATION	⑦ STEEL COLUMNS	⑧ TELEPHONE BOARD	⑨ CONCRETE SLICE BULK AROUND THE BUILDINGS	⑩ ACCESSIBLE PARKING
⑪ FIRE PLUG	⑫ ELECTRICAL PANELS	⑬ ACCESSIBLE PARKING SPOTS	⑭ NOT USED	⑮ ENCL. PARK
⑯ LANDSCAPING	⑰ LINE OF CANOPY ABOVE	⑲ DEDICATED CANOPY PARKING SPOTS	⑳ ADJACENT CANOPY PARKING SPOTS	㉑ LINE OF CANOPY ABOVE

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**12 KEY NOTES**

24 NOT USED



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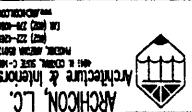
NOT USED

(19) FLOOR PLAN

Scale: 1/8" = 1'-0"

D2

APR 21 2003

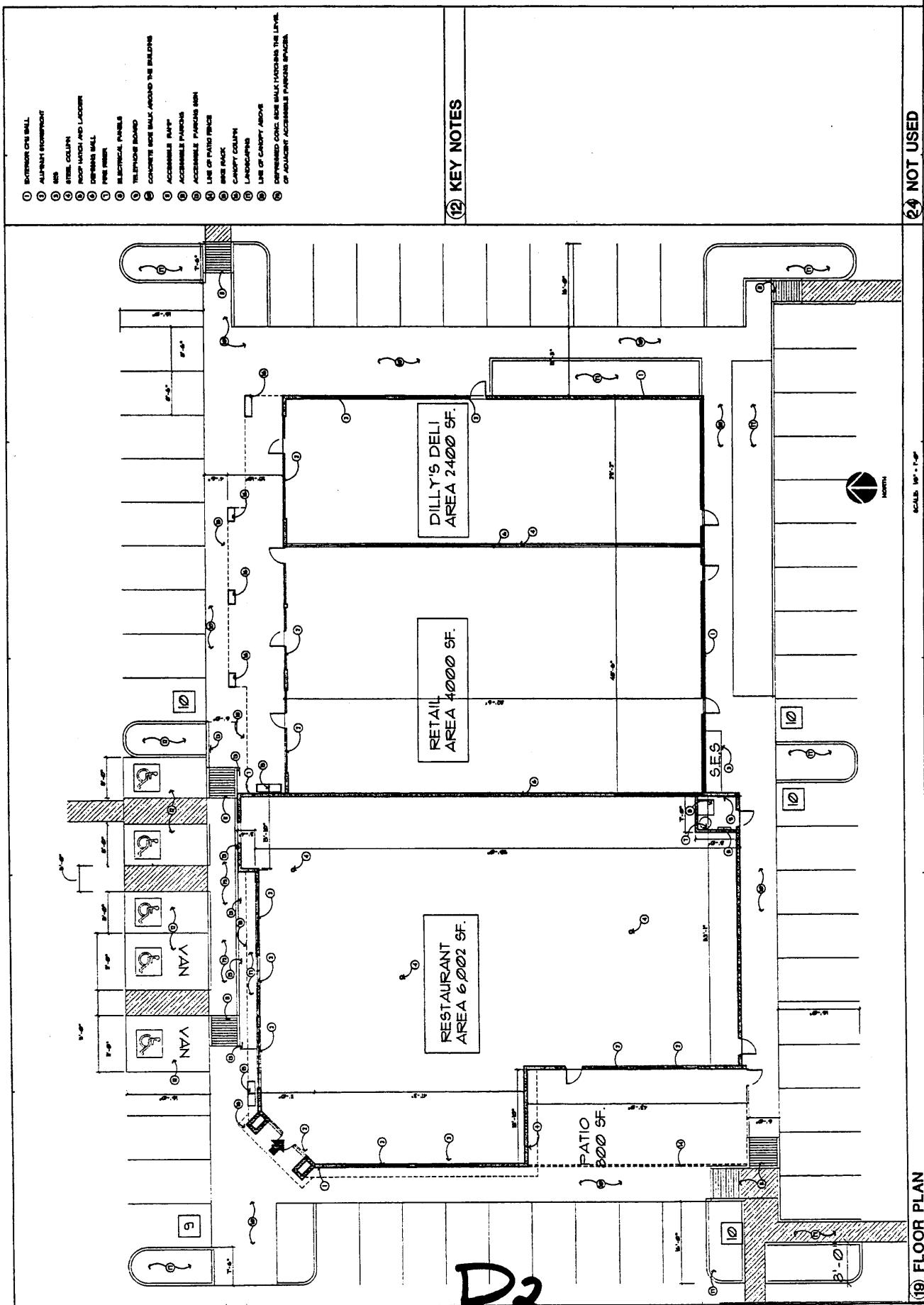


CROSSROADS OF TEMPE  
325 W. ELLIOT ROAD  
TEMPE, ARIZONA

GARDEN



(12) KEY NOTES





CROSSROADS OF TEMPE  
225 W. ELLIOT ROAD  
TEMPE ARIZONA

LANDSCAPE LEGEND

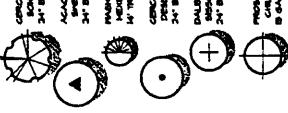


Diagram illustrating the relationship between various types of trees and their corresponding fruits:

- ORCHARD PLUMS**: Points to **PLUM**
- WILLOW**: Points to **WILLOW**
- ACORN**: Points to **ACORN**
- MAPLE**: Points to **MAPLE**
- MAGNOLIA**: Points to **MAGNOLIA**
- HONEY LOCUST**: Points to **HONEY LOCUST**
- PEACH**: Points to **PEACH**
- CHERRY**: Points to **CHERRY**
- ALMOND**: Points to **ALMOND**
- PINE**: Points to **PINE**
- AVOCADO**: Points to **AVOCADO**
- WALNUT**: Points to **WALNUT**
- PEPPERMINT**: Points to **PEPPERMINT**
- CHERRY PLUM**: Points to **CHERRY PLUM**
- PLUM**: Points to **PLUM**
- WILLOW**: Points to **WILLOW**
- ACORN**: Points to **ACORN**
- MAPLE**: Points to **MAPLE**
- MAGNOLIA**: Points to **MAGNOLIA**
- PEACH**: Points to **PEACH**
- CHERRY**: Points to **CHERRY**
- ALMOND**: Points to **ALMOND**
- PINE**: Points to **PINE**
- AVOCADO**: Points to **AVOCADO**
- WALNUT**: Points to **WALNUT**
- PEPPERMINT**: Points to **PEPPERMINT**
- CHERRY PLUM**: Points to **CHERRY PLUM**

(PUBLIC STREET)  
LOT ROAD

(PUBLIC STREET)  
LOT ROAD

LANDSCAPE NOTES

ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TRAFFIC STANDARDS.  
1.1. PARKING LOT PINNERS WILL RECEIVE 1 GALLON TREE AND 5 GALLON  
TRIMMING PER SINGLE ROW OF PARKING.

ALL OF SELECTED FROM THE TEMPE APPROVED SHORT DISTANCE THOROUGHFARE.  
LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECORATED  
RUMINANT.

PERIODIC NUCLEOSIS

THE JOURNAL OF CLIMATE VOL. 17, NO. 10, OCTOBER 2004

THE BURGESS LACUNA

**3. SLENDER HEDGES WILL BE USED IN PLANTING LOT AREAS.**

PRE-EMERGENT NOTE

TO CONFLICTS BETWEEN OWNERS AND CONTRACTORS ARE HIGHLY UNCOMMON, BUT OCCURS THAT THE ENTIRE APPLICATION PROCESS BE VIDEO TAPEDED.

## LANDSCAPE PLAN

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**T.J. MCQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 957-4320  
(602) 957-4321 (FAX)  
200-5619 (F-FAX)

IN A LABORATORY, I HAVE SEEN THE GROWTH OF A TUMOR IN A CAT. IT WAS A SMALL ONE, AND I COULD NOT SEE HOW IT GROWED. ON THE OTHER HAND, I HAVE SEEN A TUMOR IN A DOG WHICH WAS SO LARGE THAT IT COULD NOT BE REMOVED. I HAVE BEEN TALKING WITH A DOCTOR, AND HE TELLS ME THAT THE TUMOR IS A MALIGNANT ONE.

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ARCHICON, L.C.

Architecture & Interiors

April 15, 2003

## LETTER OF INTENT

The project "Lot #2 & #3, Crossroads of Tempe" is located at the SEC of Kyrene & Elliot road. The combined site area is @ 4 acres. The parcels are zoned PCC-1 / Southwest overlay. We are requesting an approval for the general plan of development and amended final plan of development for lot #2 & #3.

The development confirms with the uses permitted in the zoning district and will have a positive effect on the surrounding development. The site provides access from common drives along Elliot road and Kyrene road.

Lot #2 will consist of one building totaling 12,402 sf. The building will be single story, framed construction. Attached are the elevations of the building for your reference. The primary uses in the building will be retail and restaurant with outdoor seating and patio.

Lot #3 will consist of one building totaling 11,980 sf. The building will be single story, framed construction. Attached are the elevations of the buildings for your reference. The primary uses in the building will be retail and restaurant with a patio.

The project is designed in accordance with the City of Tempe, design guidelines and the zoning ordinance. The building designs are created to gel with the other buildings in the neighborhood.

Base landscaping along buildings and common public areas have been provided.

The project is well suited for the site and will help in the economic development of the neighborhood.

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